



Petition Number: 1511-DDP-22

Subject Site Address: Block B, The Parks (section I-1) Subdivision

Petitioner: BWC Management, LLC by Nelson & Frankenberger (the "Petitioner")

Request: The Petitioner requests Detailed Development Plan review for a golf maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

Current Zoning: Bridgewater PUD District (pending approval of 1511-PUD-24)

Current Land Use: Undeveloped

Approximate Acreage: 2.4 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan

Property History: 1511-PUD-24 -- Change of Zoning (Pending)
1511-SPP-23 & 1511-ODP-23 – Primary Plat (Pending)

Staff Reviewer: Andrew Murray, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 2.4 acre+/- site is Block B of the The Parks Subdivision, generally located at the southwest corner of Gray Road and 161st Street, directly north of the existing Bridgewater Parks community (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a golf maintenance facility.



The petition was reviewed by the Technical Advisory Committee at its October 20, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 2, 2015, meeting.

The applicable zoning district is the Bridgewater Planned Unit Development (PUD) District Ordinance No. 06-39, as amended by Ordinance No. 15-34 (pending approval), with an underlying zoning district of the Single Family-2 (SF-2) District.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.

Comment: The Petitioner is working to properly address the property.

- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: The Department is working with the Petitioner to ensure proper access to the property.

- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.



- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (WC 16.04.165):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: See DISTRICT STANDARDS section of this report.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

DISTRICT STANDARDS

The plans comply with **SF-2 District** in the **Bridgewater PUD Ordinance**.

- 22) Minimum Lot Area: 13,000 SF

- 23) Minimum Lot Frontage: 50 feet

Comment: The Department is working with the Petitioner towards compliance.

- 24) Minimum Building Setback Lines:

- a) Front Yard: 30 feet

- b) Side Yard: 12 feet

- c) Rear Yard: 30 feet

- 25) Minimum Lot Width: 100 feet

- 26) Maximum Building Height: 35 feet or two and one-half stories

- 27) Parking:

Comment: Parking is provided between the two structures. The Department is working with the Petitioner to ensure an adequate amount is provided.

DEVELOPMENT STANDARDS (WC 16.04.165)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 28) Landscaping

Comment: The Department is working with the Petitioner to finalize the Landscape Plan.

- 29) Lighting

- 30) Signage

Comment: Signage approval is review through a separate permit application.

- 31) Building Orientation

- 32) Building Materials



DEPARTMENT COMMENTS

1) **Action:**

Hold a public hearing at the November 2, 2015, Plan Commission meeting.

2) **Recommendation:**

Prior to final disposition, the Petitioner will make necessary revisions to the plans, as noted in this report. The Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.